

2200 HOMESTEAD

Conditional Zoning Application

rev 5 February 2021

Statement of Justification

The proposed 2200 Homestead Residential project is located on the north side of Homestead Road between Weaver Dairy Road Extension and the railroad. Vehicular access will be off Homestead Road across from the Greenway Landing intersection. There will be a secondary access through the development directly to the east, which will allow access directly onto Weaver Dairy Road Extension. The project parcel is oddly shaped with the most developable square portion right on the Homestead frontage. There are stream and wetland intrusions through the center of the site, from west to east. This project proposes to develop the site north and south of those stream intrusions, with a connector road over the wetland area. That wetland space will be culverted where the road crosses allowing both water and wildlife to cross under the road. The full build out being requested in this application is for a mixed residential development of 115 to 126 units in for-sale duplexes and townhomes, and rentals in low rise apartment buildings. This development is intended to be 100% affordable, with rents and carrying costs aimed at 30%-115% AMI.

The specific findings and justification are provided below.

Required Findings of Fact (LUMO 4.5.2 (a))

- **The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare**

The proposed project is located with access from a public street and will include interior circulation providing full access for emergency vehicles. The new buildings will be constructed in compliance with current health and safety codes to protect employees and the general public.

The project will be served by OWASA water and sanitary sewer services. This project will include water and sewer main extensions but both services and capacity are available to this site.

No FEMA regulated floodplain is located on the site as shown on FEMA Firm panel 9870. There is however a jurisdictional perennial stream in the eastern leg of the site, and a short section of intermittent streams at the west side. The development will comply with LUMO regulations for the associated resource conservation districts (RCD).

The 2200 Homestead project will provide Town residents with a large number of affordable housing choices within a mixed housing type community. The project is well located within Town limits, close to public schools, and handy to public transit. There will be outdoor recreational

amenities on site for the residents, and the project will include the construction of a greenway trail street sidewalks.

The use or development complies with all required regulations and standards of this chapter, including all applicable provisions of articles 3 and 5, the applicable specific standards contained in the supplemental use regulations (article 6), and with all other applicable regulations

The project will comply with all required regulations in the LUMO, as well as applicable State or Federal requirements.

Article 6.18 defines special regulations for planned developments, and the proposed 2200 Homestead project meets these special conditions:

- The development will be located and designed to provide direct access to pedestrian networks and public transportation facilities.
 - Utility main extensions will be required but enlargement will not be required to a higher degree than development generally permitted under existing zoning and development policies.
 - The development will have access to public facilities such as schools, parks and playgrounds to the same degree as would development permitted under existing zoning.
 - The development will also be providing some of these facilities: utility main extension, public greenway trails, on-site playground and recreation facilities.
 - The scale and location of the development is not creating a hazard to persons or property on or off the tract. The soil and topography are conducive to the scale of the proposed housing development.
 - The project will be developed to promote energy conservation and efficient use of energy and will include at the very least, electric vehicle charging stations and promotion of the use of public transportation.
 - The project will not require a reduction or increase of land area. It is possible that a portion of the site will be subdivided for future administration of the project, but it would not be a requirement of the project's success.
- **The use or development is located, designed, and proposed to be operated so as to maintain or enhance the value to contiguous property, or that the use of development is a public necessity**

The 2200 Homestead project will be a residential development among other residential developments, and in that way will be compatible with contiguous properties. The residential uses across Homestead Road to the south are single family residences. The use to the northeast and the proposed use to the east area townhomes. In offering duplexes, townhomes, and low rise apartment residences, the 2200 Homestead project will complement the other residential offerings nearby. In addition, the multiple pedestrian links throughout the site help to connect the

adjacent parcels to each other, the Town greenway trail system, and public street sidewalks and transit.

- **The use or development conforms with the general plans for the physical development of the town as embodied in this appendix and in the comprehensive plan.**

This property conforms to the general plans for the physical development of the Town and supports many of the Comprehensive Plan's themes and goals. We believe the development will meet all of the 6 goals identified.

- *A Place for Everyone*

The 2200 Homestead project will provide a mixed-use community of diverse affordable housing options for people who live and work in town. (PFE.3) The mix of housing types and price points, along with family-friendly community spaces and amenities (PFE.1) will offer housing opportunities individuals and families with a range of ages, abilities, and household sizes.

- *Community Prosperity and Engagement*

The 2200 Homestead community will be a project utilizing existing transportation and utility systems to provide an infill residential development connected to the larger community. (CPE.3)

- *Getting Around*

The 2200 Homestead project will be built with onsite parking spaces, but expects the resident population to use public transit and alternate transportation more than the average Chapel Hill community. (GA.1, GA.8) The project is on public bus routes and expects to build a bus shelter on the project's Homestead Road frontage. Additionally, the project will include a greenway trail and nature trails as well as sidewalks to create a comprehensive pedestrian system connection to adjacent neighborhoods and the greater Chapel Hill community. (GA.2)

- *Good Places, New Spaces*

The 2200 Homestead project addresses residential needs not being met in market rate developments (GPNS.5) The development partners are working with a variety of groups, including UNC, to provide a stable housing situation for people with specialized housing needs, (GPNS.4 and GPNS.5) The partners also help families reach financial stability through having stable housing. In addition, the community will include open and accessible common spaces. Sidewalks, a nature trail, and the greenway will connect this development to adjacent developments and encourage neighbors to come through the development for active recreation. The development relocates Hope Gardens to another area on the site where their community gardens and orchard can be easily accessed from both 2200 Homestead and neighborhoods to the south, as well as Vineyard Square to the east. (GPNS.7)

- *Nurturing Our Community*

The 2200 Homestead project will implement sustainable design measures in an effort to lower the construction impact and maximize the long-term life cycle benefits to the owners. These will include, but not be limited to the building materials, HVAC systems, lighting, preservation of tree coverage, relocation of an existing community garden on site (NOC.6), and construction of paved and natural surface trails for residents and the community. The project will install a stormwater mitigation pond to treat runoff from impervious surfaces and will also protect the State regulated buffer adjacent to the jurisdictional stream on site. (NOC.2, NOC.8) The project proposes to encroach into the resource conservation district zones and there is a concurrent application for RCD Encroachment along with this Conditional Zoning application. In building the portion of the greenway trail along the long western property boundary, the project will support the Parks and Recreation Master Plan and the Greenways Master Plan to create safe pedestrian and bicycle facilities. (NOC.4)

- *Town and Gown Collaboration*

The 2200 Homestead project will provide affordable housing for a variety of people, potentially including some who work at UNC. (TGC.4) One of the apartment buildings on site is expected to be master leased by a UNC maternal health care program to providing affordable rental housing and to support to participants and graduates of that program. (TGC.6)

- *North MLK Focus Area 2*

The 2200 Homestead parcel is located in one of 6 focus areas identified in the 2020 Plan. This is the North MLK Focus area which includes the area between the Town's western boundary, east to Martin Luther King Jr Blvd, and Homestead Road north to I-40. The proposed 2200 Homestead project will provide additional public and alternative transportation facilities which will enhance connectivity. It will also provide one more development link toward the Greene Tract in a balanced walkable scale community.